

131.0

0003

0020.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

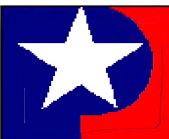
832,400 / 832,400

USE VALUE:

832,400 / 832,400

ASSESSED:

832,400 / 832,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		GRAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RADTKE MARY ELLEN/ TRUSTEE	
Owner 2: 12 GRAY STREET REALTY TRUST	
Owner 3:	
Street 1: 12 GRAY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: RADTKE MARY ELLEN -	
Owner 2: -	
Street 1: 12 GRAY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1316 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

BUILDING PERMITS	
Date	Number
8/25/2015	1209
12/29/2010	2445
8/3/2005	696
6/11/1996	242

TAX DISTRICT	
Grantor	Legal Ref

PAT ACCT.	
Notes	

SALES INFORMATION	
RADTKE MARY ELL	71588-331

ACTIVITY INFORMATION	
Date	Result

ACTIVITY INFORMATION	
11/2/2015	Permit Insp
11/22/2008	Meas/Inspect
12/9/1999	Inspected
11/18/1999	Mailer Sent
11/4/1999	Measured
8/12/1992	JK

Sign:	VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	7847	Sq. Ft.	Site	0	90.	0.84	10										589,872						589,900	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	1	Rating: Average															
Sty Ht: 1T - 1 & 3/4 Sty		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Good														
Foundation: 1 - Concrete		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:														
Sec Wall: 4 - Vinyl	10 %	OthrFix:	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good														
Color: WHITE		A Kits:	Rating:														
View / Desir:		Fpl: 1	Rating: Average														
GENERAL INFORMATION				CONDOS INFORMATION				RESIDENTIAL GRID				SKETCH					
Grade: C - Average		Location:															
Year Blt: 1940	Eff Yr Blt:	Total Units:															
Alt LUC:	Alt %:	Floor:															
Jurisdct: G12	Fact: .	% Own:															
Const Mod:		Name:															
Lump Sum Adj:		DEPRECIATION															
INTERIOR INFORMATION				Phys Cond: GD - Good	18. %												
Avg Ht/FL: STD		Functional:			%												
Prim Int Wal 2 - Plaster		Economic:			%												
Sec Int Wall:	%	Special:			%												
Partition: T - Typical		Override:			%												
Prim Floors: 3 - Hardwood		Total:	18.6 %														
Sec Floors:	%	CALC SUMMARY															
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 110.00															
Subfloor:		Size Adj.: 1.35000002															
Bsmnt Gar:		Const Adj.: 0.99989998															
Electric: 3 - Typical		Adj \$ / SQ: 148.485															
Insulation: 2 - Typical		Other Features: 82963															
Int vs Ext: S		Grade Factor: 1.00															
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000															
Heat Type: 1 - Forced H/Air		NBHD Mod:															
# Heat Sys: 1		LUC Factor: 1.00															
% Heated: 100	% AC: 100	Adj Total: 297971			Juris. Factor: 1.00		Before Depr: 148.49										
Solar HW: NO	Central Vac: NO	Depreciation: 55423			Special Features: 0		Val/Su Net: 131.94										
% Com Wal	% Sprinkled	Depreciated Total: 242548			Final Total: 242500		Val/Su SzAd: 184.25										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 131.0-0003-0020.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																